

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Site Plan

AFFECTED DISTRICT: 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SPM 12-5-09, Charleston Oaks (Woodbridge Ranches), 12740 Trotter Boulevard (A-1) Site Plan Committee recommended approval subject to agreeing with staff's comment to use barrel tile for the roof instead of flat tile; that there be a black chain-link fence on the eastern property line; and that there be a traffic maintenance plan with the Fire Department during the construction period.

REPORT IN BRIEF: This request is for a new main entry guard house (approximately 198 sq. ft.) and gate along Southwest 142nd Avenue; and a gate along Southwest 148th Avenue (Boyscout Road). The guardhouse is designed in a contemporary style, consistent with the architecture of the residential development. *Full size copies of the plans will be provided to Town Council separately.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the March 9, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to agreeing with staff's comment to use barrel tile for the roof instead of flat tile; that there be a black chain-link fence on the eastern property line; and that there be a traffic maintenance plan with the Fire Department during the construction period. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report

Application: SPM 12-5-09/10-42/Charleston Oaks
Original Report Date: 03/01/10
03/22/10

Revision(s):

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: Woodbridge Ranches Homeowners Association
Address: 12895 Southwest 132nd Street, Suite 200
City: Miami, Florida 33186
Phone: (305) 971-0102, Extension 237

Petitioner

Name: C. William Laystrom, Jr./John D. Voigt
Address: 1177 Southeast 3rd Avenue
City: Ft. Lauderdale, Florida 33316
Phone: (954) 762-3400

Background Information

Application Request: Site plan modification approval for a new main entry guard house (approximately 198 sq. ft.) and entry gate along Southwest 142nd Avenue; as well as a rear gate entry along Southwest 148th Avenue (aka. Boy Scout Road)

Address: 12740 Trotter Boulevard (Parcels A and B)

Location: Generally located on the southside of Southwest 26th Street, between Southwest 142nd and Southwest 148th Avenues

Future Land

Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): A-1, Agricultural District

Existing Use: Charleston Oaks / 66 single-family homes (under construction)

Parcel Size: Overall development is approximately 3,121,862 sq. ft. (71.66 net acres)

Zoning History

Related Zoning History:

On October 16, 2002, the Town Council approved Ordinance 2002-35, amending the Land Development Code to create Article IX of Chapter 12, entitled "Rural Lifestyle Regulations" and to create Scenic Corridors Overlay District.

On January 15, 2003, the Town Council approved Ordinance 2003-1, amending the Code of Ordinance Section 12-81A and Section 12-287, providing for revised development standards in the A-1 zoning district.

Previous Request on same property:

Plat (P 7-1-01), at the October 10, 2001 Town Council meeting, the “Charleston Oaks” plat was approved. The plat was a boundary plat restricted to 70 single-family homes.

Master Site Plan (MSP 11-1-01), at the September 17, 2003 Town Council meeting this application for sixty-six single-family residential homes was approved with conditions.

Site Plan Modification (SPM 6-1-05), staff approved a modification to the master site plan consisting of meandering equestrian trail along the perimeter of the development.

Developer’s Agreement (DA 12-1-05), at the December 5, 2007 Town Council meeting, Resolution 2007-337 approving an agreement between the Town and Homeowners’ Association Inc. to erect and maintain an entry privacy wall within the Town's right-of-way.

Special Use (SE 9-2-06), at the March 5, 2008 Town Council meeting this request was approved to remove materials (including sand, gravel, rock, or topsoil) that exceeded two hundred and fifty (250) cubic yards from the development with conditions.

Site Plan Modification (SPM 12-4-06), at the January 9, 2007 Site Plan Committee meeting this request was approved modifying the architectural elevations to previously approved model homes with conditions.

Delegation (DG 4-1-03), at the June 4, 2003 Town Council meeting, the delegation request to amend a non-vehicular access line on the Southwest 26th Street on the “Charleston Oaks” plat was approved.

Delegation (DG 6-2-07), at the December 5, 2007 Town Council meeting, Resolution 2007-341 approving to vacate an existing ten (10) foot equestrian trail easement located along the southern boundary line and an existing ten (10) foot utility easement located along the eastern and southern boundary lines on the plat known as “Charleston Oaks.”

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code, Article IX of the Land Development Code, Rural Lifestyle Regulations.

Land Development Code (Section 12-24),(I)(1) Agricultural (A-1) District: The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and

encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

Land Development Code (Sections 12-81A and 12-287) Conventional Single-Family Development Standards, minimum lot area: 35,000 sq. ft., minimum lot frontage/width: 140 ft., minimum lot depth: n/a, minimum dwelling unit floor area: 2,400 sq. ft., max building coverage: 25%; front building setbacks 40-50 ft., side building setbacks 30 ft., rear building setback 35 ft., and maximum height 35 ft.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire twelve (12) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the approved site plan.

Comprehensive Plan Considerations

Planning Area:

The subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setback or separation regulations landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The petitioner's submission indicates the following:

1. *Site:* This request consists of a new guardhouse and gates at the main and rear entrances.

Main Entrance	Rear Entrance
The main entry is off Southwest 142 nd Avenue and a guard house is to be located one-hundred feet from the edge of this road. Behind this guard house are two sets of vehicle and pedestrian	The rear entry is off Southwest 148 th Street and a gate is to be located thirty feet from the edge of this road. The rear gates are also fixed onto nine foot high columns that are

aluminum gates fixed onto ten foot high columns that are finished with stone veneer, smooth stucco, decorative caps and light fixtures. Additionally, a new four foot high vinyl coated chain link fence runs from the outside of these columns along the eastern perimeter of the development.	finished with smooth stucco and decorative caps. Additionally, a new six foot high fence runs from outside of these to an existing six foot high fence along the western perimeter of the development.
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2. *Architecture:* The guardhouse is designed in a contemporary style, consistent with the architecture of the residential development. Architectural elements denoted on the guardhouse include stucco reveal, stone veneer, aluminum rectangular windows, bahama shutters, stucco banding and molding, brackets and hipped roofs. The exterior of the guardhouse is to be painted with the following colors: “Totally Tan” (exterior base), “Biscuit” (exterior upper walls), “Fascia” (trim), “Extra White” (window frames), and “Java” (shutters).
3. *Access and Parking:* The guardhouse is located within the existing entries to Charleston Oaks residential development and no parking is required for the proposed guardhouse.
4. *Lighting:* Lighting only being placed on the gate columns and meets the Town’s minimum illumination standards and the night sky regulations.
5. *Signage:* Signage is not part of this site plan modification. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets the Town’s minimum requirements as indicated in code of ordinances. Specially, the plan illustrates Live Oaks along the main entry with beds of “Shining Jasmine”, “Juniper”, “Yellow Lantana” and “King’s Mantle”. Also the petitioner is to relocate three “Live Oaks” to allow area for the guardhouse and turn-around within the median.
7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Trails:* The Oak Hill Park and Robbins – Vista View trails are is located along the rights-of-way adjacent to the subject site. These trails will accommodate leisure activities to and from the subject site and will also provide access numerous Town parks and other trails.
9. *Local Concurrency:* n/a
10. *Compatibility:* The main entry guardhouse and gates can be considered compatible with both existing residential uses abutting the subject parcel.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Internal roads to be dedicated to the Town through a developer's agreement shall indicate that the guardhouse, gates, fences, and other limiting access devices shall be the maintenance responsibilities of the homeowner associations.
2. Provide the mean height of the guard house building. As per Section 12-503, the building height is to be the mean height level between eaves and ridge gable on hip and gambrel roofs.
3. As per section 12-288 (G), guard gates, guardhouses, gate arms shall be set back a minimum of 125' from the edge of right-of-way of any designated scenic corridor.

Landscaping:

1. Add a note on the landscape plan that a tree removal/relocation permit is required before relocating any tree in the Town. Also, the trees must be root pruned for 90-120 days before relocating.

Fire Department:

1. Both the resident's gate (Southwest 148th Avenue) and the main entrance gate (Southwest 142nd Avenue) will be siren activated for emergency access.

Engineering Division:

1. Provide traffic analysis for AM and PM peak hour traffic to justify the proposed stacking and storage lane.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the "New Home Welcome Center" on January 25 and January 26, 2010. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

On December 2, 2009, the Town Council adopted Ordinance 2009-25 that amended the incentive provisions for properties adhering to the "Rural Lifestyle Regulations", providing design standards for guard gates, guard houses, gate-arms or other devices restricting access.

Previously, incentives were provided to developments that offer benefits to the Town, which included "one-acre lots", "open space", and "traditional architecture and site design". This code amendment created additional benefits, including "equestrian trails", "off-site improvements", and "planting within a scenic corridor landscape buffer".

All these benefits award a specific number of points which may then be used for obtaining an incentive, such as a guard house and gates. Based on the existing site design of Charleston Oaks, a total of six points can be awarded to this development. The incentives included two points for equestrian trails located along every right-of-way abutting the development; two points for developing off-site improvements including crosswalks, signage and traffic calming devices; and two points for planting within the scenic corridor landscape buffer along Southwest 142nd Avenue.

Findings of Fact

Staff finds that the proposed site plan modification complies with both the A-1, Agricultural District and Rural Lifestyle Regulation in terms of design, circulation, and setbacks requirements. The new guard house will help identify the entrance to the Charleston Oaks while improving security. Additionally, this modification can also be considered compatible with other existing gated residential developments in western portions of the Town.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Site Plan Committee Recommendation

At the March 9, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve subject to agreeing with staff's comment to use barrel tile for the roof instead of flat tile; that there be a black chain-link fence on the eastern property line; and that there be a traffic maintenance plan with the Fire Department during the construction period. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-

Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. 1,000' Mail-out Map
 2. Public Participation
 - a. Meeting notice
 - b. Sign-in sheet – meeting 1
 - c. Report – meeting 1
 - d. Sign-in sheet – meeting 2
 - e. Report – meeting 2
 - f. Additional comments
 - g. Summary of meetings
 3. Future Land Use Plan Map
 4. Zoning Map
-

Prepared by: _____

Reviewed by:

*File Location: X:\0_Dev Review\Development Applications\Applications\SPM_Site Plan Mod\SPM_09\SPM 12-5-09
Charleston Oaks*

CITIZEN PARTICIPATION REPORT
FOR
WOODBIDGE RANCHES ENTRY GATES

Prepared for:



SOUTHERN HOMES OF DAVIE, LLC
12895 S.W. 132nd Street, Suite 200
Miami, Florida 33186

Prepared by:



planning • civil engineering
construction management

DEVELOPMENT CONSULTING GROUP, INC.
12855 Southwest 132nd Street, Suite 206
Miami, Florida 33186
(305) 253-1970

Project Number:
210530

January 27, 2010



civil engineering • transportation
planning • construction administration

January 27, 2010

Mr. David Quigley
Planning and Zoning Manager
Development Services Department
Planning & Zoning Division
TOWN OF DAVIE
6591 Orange Drive
Davie, FL. 33314

Re: **Citizen Participation Plan for Woodbridge Ranches**
Project Number: **PM 12-5-09/10-42**
Engineer's Project Number: 210530

Dear Mr. Quigley:

Pursuant to the Public Participation Meetings requirements outlined in Ordinance No. 2004-31 of the Town of Davie for the above referenced project, attached please find the summary report prepared by our office with the assistance of the Law Offices of Doumar, Allsworth, Laystrom, Voigt, Wachs, Mac Iver & Adair, LLP, on behalf of the applicant Southern Homes of Davie, LLC.

If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

DEVELOPMENT CONSULTING GROUP, INC.

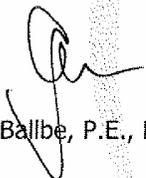

Carlos J. Ballbe, P.E., LEED® A.P.

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1. Exhibit "A" – Meeting Notice
2. Exhibit "B" – Sign In Sheet Public Participation Meeting I
3. Exhibit "C" – Summary of Discussion at Public Participation Meeting I
4. Exhibit "D" - Sign In Sheet Public Participation Meeting II
5. Exhibit "E" – Summary of Discussion at Public Participation Meeting I
6. Exhibit "F" – Additional Comments
7. Exhibit "G" – Summary of Public Participation Meetings

EXHIBIT "A"

MEETING NOTICE

LAW OFFICES
**DOUMAR, ALLSWORTH, LAYSTROM,
VOIGT, WACHS, MAC IVER & ADAIR, LLP**

JOHN H. ADAIR, III, P.A.
EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.
RAYMOND A. DOUMAR, P.A.*

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ANDRE PARKE, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

OF COUNSEL
WILLIAM S. CROSS, P.A.

January 15, 2010

Re: Woodbridge Ranches
Site Plan Modification

Dear Neighbor:

We would like to invite you to a neighborhood meeting to discuss the proposed Site Plan Modification for the Woodbridge Ranches Development where the entrance is being upgraded. Woodbridge Estates is located just south of Southwest 26th Street and west of Boy Scout Road in western Davie. A Site Plan Modification Application has been submitted to the Town of Davie for approval. The proposed changes include a construction of guard gates at the entrance along with a guard house.

You are invited to two public meetings that will be held at the New Home Welcome Center located just inside the development at 14243 Jockey Circle South, Davie, Florida 33330. The first meeting will be held Monday, January 25, 2010, at 7:00 p.m., and the second meeting will be held on Tuesday, January 26, 2010, also at 7:00 p.m. We expect our presentation to take approximately 10 minutes and we will reserve plenty of time afterward to answer any questions that you may have.

The directions to Woodbridge Estates:

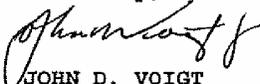
From I-75: exit on to Griffin Road East. Go two miles to the bridge just before Flamingo Road traffic light. Turn left crossing over the bridge. Turn left onto Orange Drive. Proceed west 1.2 miles to Boy Scout Road and turn right. Proceed 1.5 miles to the Woodbridge Ranches entrance on your left. Once inside the community, turn left and the Welcome Center is in the first home on your right.

From I-595: exit onto 136th Avenue exit. Turn left and proceed south two miles to S.W. 26th Street, turn right. Proceed ½ mile to 142nd Avenue, turn left. The entrance to Woodbridge Ranches will be on your right. Once inside the community, turn left and the Welcome Center is in the first home on your right.

From I-95: Take I-595 west, and then follow directions above from I-595.

Please note that if you cannot attend either of these meetings, you can still contact me regarding any questions, comments, or concerns you may have at the above-listed address and telephone number. You may also contact me at my e-mail address of jdvoigt@aol.com at any time. We look forward to seeing you there.

Sincerely,



JOHN D. VOIGT
For the Firm

PLEASE NOTE THAT MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT.

cc: Town of Davie

NAME_LINE_	ADDRESS_LI	ADDRESS__1		
ACOSTA,ALEN	2691 SW 141 TER	DAVIE	FL	33330
AHVAR DEV CO INC	3641 OAKS CLUBHOUSE DR #103	POMPANO BEACH	FL	33069
ANACKER,WILLIAM & ROBERTA	14550 SW 29 PL	DAVIE	FL	33330
ANDERSON,LYNN M	14101 SW 26 ST	DAVIE	FL	33325
ANKNEY,MARK A	14301 SW 30 CT	DAVIE	FL	33330
AYLOR,FORREST WAYNE 1/2 INT	14101 SW 24 ST	DAVIE	FL	33325
AZAN,PHILIP & NADINE	910 NW 197 AVE	PEMBROKE PINES	FL	33029
BAGWELL,SCOTT K	14200 SW 29 CT	DAVIE	FL	33330
BAKER,MICHAEL J & CELINA H	14820 SW 27 ST	DAVIE	FL	33331
BALTUCH,ILANA	2991 SW 139 TER	DAVIE	FL	33330
BANK OF NEW YORK TRSTEE	2525 PONCE DE LEON BLVD #400	MIAMI	FL	33134
BARRETT,CAREY T & MYRA JANE	14401 SW 30 CT	DAVIE	FL	33330
BASS,RUSSELL J SR	2800 SW 148TH AVE	DAVIE	FL	33331
BEADEL,JOHN P	14420 SW 30TH CT	DAVIE	FL	33330
BECERRA,HERBERT	15870 SW 50 ST	MIRAMAR	FL	33027
BELLO,JOSE D & SHARON	14203 SW 26 ST	DAVIE	FL	33325
BENDER,MICHAEL 1/2 INT	14800 SW 31 CT	DAVIE	FL	33325
BENEDICT,FRANKLIN R &	14350 SW 30 CT	DAVIE	FL	33330
BERMAN,JAC F & ALEGRE	900 N FEDERAL HWY STE 200	HALLANDALE BEACH	FL	33009
BERNSTEIN,MORTON P & RONNI A	14291 SW 24 ST	DAVIE	FL	33325
BERTHOLD,HANS H	14641 SW 24TH ST	DAVIE	FL	33325
BIELINSKI,MARC & RENA	14161 SW 24 ST	DAVIE	FL	33325
BITHMAN,PETER OSCAR	2007 SW 136 PL	MIAMI	FL	33175
BITTON,YOAVE S	2961 SW 139 TER	DAVIE	FL	33330
BLACKWELL,BARTLEY W & JULIE A	14351 SW 26 ST	DAVIE	FL	33325
BLAKELY,MICHAEL R 1/2 INT EA	2891 SW 141 TER	DAVIE	FL	33330
BOLLIGER,EDWARD E	14451 SW 24 ST	DAVIE	FL	33325
BOSQUE,RAUL E & LINDA A	14801 SW 31 CT	DAVIE	FL	33331
BRILSFORD,CORY LE	2992 SW 141 TER	DAVIE	FL	33330
BRINKLEY,A J & LILA M	2651 SW 148 AVE	DAVIE	FL	33331
BROWN,LORNA M	151 N NOB HILL ROAD	PLANTATION	FL	33324
CARDONA,JUAN & VIRGINIA	14327 SW 30 CT	DAVIE	FL	33330
CARDOZO,COURTNEY R & DONNA	14011 SW 26 CT	DAVIE	FL	33330
CARGILL,WALTER E & ALLISON	14151 SW 24TH ST	DAVIE	FL	33325
CARRILLO,AUGUSTO	909 SE 14 ST	DEERFIELD BEACH	FL	33441
CASTRO,JOSE	14400 SW 24TH ST	DAVIE	FL	33325
CEBALLO,ASVALDO	14091 SW 28 CT	DAVIE	FL	33330
CHAFLIN,APRIL &	14150 SW 26 CT	DAVIE	FL	33330
CHEVY CHASE BANK F S B	6151 CHEVY CHASE DR	LAUREL	MD	20707
CHITIVA,MEAGHAN &	14511 SW 24 ST	DAVIE	FL	33325
CLAUSS,DAVID A & CHERYL L	14430 SW 24TH ST	DAVIE	FL	33325
CLEMONS,DAVID W	14601 SW 26TH ST	DAVIE	FL	33325
COBB,MICHAEL & CAROL	14621 SW 24TH ST	DAVIE	FL	33325
COBBS,BONNIE	14351 SW 29TH CT	DAVIE	FL	33330
COLEMAN,THOMAS F & LAURA S	14391 SW 24 ST	DAVIE	FL	33325
COOPER,ROBERT PAT & MARCIA A	14000 SW 24 ST	DAVIE	FL	33325
CORNELIUS,FRANK S	14120 SW 24 ST	DAVIE	FL	33325
CULLINANE,ELIZABETH T	3102 SW 147 AVE	DAVIE	FL	33331
CURREY,FRANCIS P	15025 SW 27 ST	DAVIE	FL	33331
DAVILA,ARMAND S 1/2 INT EA	14251 SW 29 CT	DAVIE	FL	33330
DAVIS,CURTIS &	14483 JOCKEY CIR S	DAVIE	FL	33330
DE LEON,OSCAR C	14090 SW 28TH CT	DAVIE	FL	33330
DUBROCQ,LAZARO & CYNTHIA	1566 SW 154 AVE	MIAMI	FL	33185
DUKE,GEORGE M JR & ELAN CHU	14951 SW 27TH ST	DAVIE	FL	33331
DUQUE,ISIDRO A &	14491 SW 24 ST	DAVIE	FL	33325
EALEY,MARVIN &	18315 NW 61 AVE	HIALEAH	FL	33015
EDWARDS,MARIANNE D	2940 SW 148 AVE	DAVIE	FL	33331
EICHEL,JEFFREY &	14400 JOCKEY CIR S	DAVIE	FL	33330

FABIANO,ANTHONY 1/2 INT EA	3053 SW 141 TER	DAVIE	FL	33330
FAZIO,MICHAEL & REGINA A	14740 SW 24TH ST	DAVIE	FL	33325
FERNANDEZ,RAFAEL	14801 SW 27 ST	DAVIE	FL	33331
FERNANDEZ,ROBERT	2037 SW 176 TER	MIRAMAR	FL	33029
FIANO,MARIA LORETTA &	14521 SW 24 ST	DAVIE	FL	33325
FORBESS,STEPHEN W & JULIE	2801 SW 140 TER	DAVIE	FL	33330
FORTIER,ANDRE G & CAROLE H B LE	14051 SW 28 CT	DAVIE	FL	33330
FREIXAS,MARIO A & MARICEL	14525 SW 26TH ST	DAVIE	FL	33325
FREYRE,GLORIA REV TR	14593 SW 29 PL	DAVIE	FL	33330
FRIEDMAN,DAVID & PHYLLIS A	14100 SW 28TH CT	DAVIE	FL	33330
FUTO,ANDY	14490 SW 24 ST	DAVIE	FL	33325
GAMMON,GREG T & SHARON L	14101 SW 28TH CT	DAVIE	FL	33330
GARCIA,VINCENT & DAISY	14051 SW 31 ST	DAVIE	FL	33330
GIBBS,LAWRENCE A & PATRICIA A	2751 SW 141ST TER	DAVIE	FL	33330
GOLDEN,GERALD G & WINONA S	14620 SW 24TH ST	DAVIE	FL	33325
GRANT,STEPHEN J & ANITA	3300 SW 142 AVE	DAVIE	FL	33330
GUERRIER,MONICA	14301 SW 29 CT	DAVIE	FL	33330
GUILMETTE,DENNIS R & NANCY M	2801 SW 141ST TER	DAVIE	FL	33330
HALL,MICHAEL J & LINDA S	14701 SW 26 ST	DAVIE	FL	33325
HAMMOND,PEGGY E &	16400 COLLINS AVE #943	SUNNY ISLES	FL	33160
HAMMOND,WILLIAM O	14693 SW 29 PL	DAVIE	FL	33330
HARRISON,MARLISA &	14700 SW 29 PL	DAVIE	FL	33330
HART,CLEVELAND	14101 SW 31 ST	DAVIE	FL	33330
HARVEY,SHEILA D	12842 NW 18 CT	PEMBROKE PINES	FL	33028
HAYES,RICHARD J & LINDA E	14300 SW 29TH CT	DAVIE	FL	33330
HELBIG,DENISE M &	2595 LAKEVIEW CT	HOLLYWOOD	FL	33026
HERRMANN,JESSICA L	14411 SW 26 ST	DAVIE	FL	33325
HIAASEN,BARBARA A	14401 SW 24TH ST	DAVIE	FL	33325
HORGAN,JASON & ROBIN	14220 SW 24 ST	DAVIE	FL	33325
HOWINGTON,ROY K & BARBARA	14630 SW 24TH ST	DAVIE	FL	33325
JACKSON,JAMES H	14300 SW 30 CT	DAVIE	FL	33330
JACOBSEN,PER M & LINDA M	2851 SW 141 TER	DAVIE	FL	33330
JARIWALA,HARESH P & ELABEN M	3021 SW 139 TER	DAVIE	FL	33330
JHONES,JORGE A	14840 SW 31ST CT	DAVIE	FL	33331
JONES,THOMAS	2742 CLINCH HAVEN RD	BIG STONE GAP	VA	24219
JUREIDINI,MARSHA	5921 MANCHESTER WAY	TAMARAC	FL	33321
KAHL,JOEL D & HOLLY C COX	14390 SW 24TH ST	DAVIE	FL	33325
KENNEDY,GLENN & NONA	1051 NW 116 AVE	PLANTATION	FL	33323
KILLGO,EUMELIA B &	2651 SW 141 TER	DAVIE	FL	33330
KILMON,STEPHEN P	14401 SW 29 CT	DAVIE	FL	33330
KNIERIM,DAVID A & JENNIFER D	14670 SW 29 PL	DAVIE	FL	33330
KRUPNICK,BRETT E	1401 S OCEAN DR #706	HOLLYWOOD	FL	33019
LA CROIX,EARLINE M	15100 SW 26TH ST	DAVIE	FL	33326
LACEY,HELEN M	2801 SW 145TH AVE	DAVIE	FL	33330
LAKHANI,NURUDDIN	14350 SW 24 ST	DAVIE	FL	33325
LANKUTIS,HANS G & NIKI A P	14101 SW 27TH CT	DAVIE	FL	33330
LATCHMAN,RAVI G &	14661 SW 24 ST	DAVIE	FL	33325
LIORIS INTERNATIONAL INC	13728 SW 84 ST	MIAMI	FL	33183
LITSINBERGER,STEVEN B &	14425 SW 26 ST	DAVIE	FL	33325
LOMBARDI,JOHN M	2932 SW 141 TER	DAVIE	FL	33330
LYNCH,MICHAEL & TAMI	3023 SW 141 TER	DAVIE	FL	33330
MAC CARONE,ANTHONY S & VICTORIA	14551 SW 24TH ST	DAVIE	FL	33325
MADADI,JAGGA R	3138 SW 14 ST	FORT LAUDERDALE	FL	33312
MADARA,NORMAN J & ELENA M	2601 SW 141ST TER	DAVIE	FL	33330
MADDEN,MARK E	2791 SW 140 TER	DAVIE	FL	33330
MAGDALENO,DIANE J &	3113 SW 141 TER	DAVIE	FL	33330
MAGNETTA,KATHLEEN M	14201 SW 24TH ST	DAVIE	FL	33325
MALONEY,LYNN M &	14075 SW 24 ST	DAVIE	FL	33325
MARCHESE,RICHARD 1/2 INT EA	14781 SW 26 ST	DAVIE	FL	33325

MARKOWITZ,PETER E &	14721 SW 24TH ST	DAVIE	FL	33325
MCCOY,TODD M & LAUREN E	14051 SW 26 CT	DAVIE	FL	33330
MCGAHEE,WILLIS	2401 NW BOCA RATON BLVD	BOCA RATON	FL	33467
MCMILLON,DEBRA A	14059 SW 27TH CT	DAVIE	FL	33330
MEARS,CHARLENE &	2909 SW 144 TER	DAVIE	FL	33330
MEYER,MICHAEL C 1/2 INT	14535 SW 26 ST	DAVIE	FL	33325
MILLER,KEITH 1/2 INT	14421 SW 30 CT	DAVIE	FL	33330
MILLS,EDITH F	14214 SW 30TH CT	DAVIE	FL	33330
MIRANDA,DANNY L & ELIZABETH H	14400 SW 29 CT	DAVIE	FL	33330
MORDO,BILLIE MAY	2919 SW 144 TER	DAVIE	FL	33330
MORELL,JESUS LUIS & CAROLYN	3022 SW 141 TER	DAVIE	FL	33330
MORRIS,PATRICK ALLEN	3195 SW 142 AVE	DAVIE	FL	33330
NALE,STEVEN M & VALERIE D	14400 SW 30 CT	DAVIE	FL	33330
NAPOLITANO,ROSARIO	14450 SW 24 ST	DAVIE	FL	33325
NEVITT,JEFFREY A & KATHLEEN F	14419 SW 26 ST	DAVIE	FL	33325
NIELSEN,STEPHEN & DORINE K	3083 SW 141 TER	DAVIE	FL	33330
NODA,RODOLFO & CAROLINE	14301 SW 24TH ST	DAVIE	FL	33325
NOVAK,JOHN V	14060 SW 27TH CT	DAVIE	FL	33330
NUCCI,ALEXANDER A &	14551 SW 26 ST	DAVIE	FL	33325
OJEDA,EILEEN	14209 SW 26 ST	DAVIE	FL	33325
OLIVIER,FRANTZ	1286 NE 104 ST	MIAMI SHORES	FL	33138
ORDONEZ,GALO R 1/2 INT	2979 SW 144 TER	DAVIE	FL	33330
OSCEOLA,SUMMER T	13951 SW 24 ST	DAVIE	FL	33325
PADOWITZ,CAROLYN	14320 SW 29 CT	DAVIE	FL	33330
PARRISH,LORI NANCE &	2701 SW 141 TER	DAVIE	FL	33330
PAUL,JUDITH A	14421 SW 24TH ST	DAVIE	FL	33325
PEREZ,RAMONA	14790 SW 24 ST	DAVIE	FL	33325
PETTIS,ROY A EST	14301 SW 26TH ST	DAVIE	FL	33325
PHILLIPS,LLOYD W	14220 SW 29TH CT	DAVIE	FL	33330
PIERCE,ROBERT G &	6325 GRIFFIN RD	BROOKSVILLE	FL	34601
PILKINGTON,ROBERT & MARCIA	14700 SW 24TH ST	DAVIE	FL	33325
PODEL,STUART	14151 SW 26 CT	DAVIE	FL	33330
PORTELA,OSCAR R &	14901 SW 27 ST	DAVIE	FL	33331
POWELL,CARL T	14531 SW 24 ST	DAVIE	FL	33325
POWER,ANGELIKA & BRIAN	18981 GREENBROKE	SARATOGA	CA	95070
PRYCE,MILLIE E &	13901 SW 26 ST	DAVIE	FL	33325
RAND,SHAWN	14505 SW 26 ST	DAVIE	FL	33325
READ,ALEXANDRA M TRSTEE	1004 CHIMNEY HILL TRL	SOUTHLAKE	TX	76092
REED,MICHELE	14241 SW 26 ST	DAVIE	FL	33325
REISS,THOMAS L & MIRIAM M	2933 SW 141 TER	DAVIE	FL	33330
RICHARDS,DOUGLAS L & CYNTHIA P	14091 SW 26 CT	DAVIE	FL	33330
ROBERTS,NICHOLAS & ANDREA	14900 SW 27 ST	DAVIE	FL	33331
ROBLES,ALEXIS SUPPL NEEDS TRUST	1 WALL ST 5 FL	NEW YORK	NY	10286
RODRIGUEZ,ANDY & LENA	14901 SW 31 CT	DAVIE	FL	33331
RODRIGUEZ,PETER V & LESLIE &	14941 SW 31 CT	DAVIE	FL	33331
ROSAS,MARIA SAL Y	14201 SW 29 CT	DAVIE	FL	33330
RUSSANOV,BORIS	2701 SW 140TH TER	DAVIE	FL	33330
RUTAN,JOAN M	14510 SW 24TH ST	DAVIE	FL	33325
SADDLEBROOK AT DAVIE	PO BOX 551390	DAVIE	FL	33355
SANCHEZ,LEIGH	14841 SW 31ST CT	DAVIE	FL	33331
SANDERS,THOMAS J & ARLENE	2901 SW 144TH TER	DAVIE	FL	33330
SARKAR,SOUREN & LISA L	2650 STEEPLECHASE RD	DAVIE	FL	33330
SCHEJTMAN,PAUL A & LAURA M	14000 SW 26TH CT	DAVIE	FL	33330
SCHUPOLSKY,JAMES W	14151 SW 26 ST	DAVIE	FL	33325
SHERIDAN,RONA L & PAUL	14650 SW 29 PL	DAVIE	FL	33330
SHERROD,CURTIS & JOAN	14750 SW 31 CT	DAVIE	FL	33331
SIANO,PETER	3050 NE 16 AVE UNIT 207	OAKLAND PARK	FL	33334
SONNENKLAR,JOSEPH & LAUREL	14050 SW 28TH CT	DAVIE	FL	33330
SOUTHER,RONALD & CLAUDIA	14000 SW 28 CT	DAVIE	FL	33330

SOUTHERN HOMES OF DAVIE IV LLC	12895 SW 132 ST STE 200	MIAMI	FL 33176
SOUTHERN HOMES OF DAVIE LLC	12895 SW 132 ST STE 200	MIAMI	FL 33186
SOUTHERN HOMES OF DAVIE LLC	12900 SW 128 ST STE 100	MIAMI	FL 33186
SPINELLI,DONNA MARY	14500 SW 24TH ST	DAVIE	FL 33325
STEINMANN,MAURICIO & MARIA L	13990 SW 24TH ST	DAVIE	FL 33325
STRICKLAND,JAY	14971 SW 27 ST	DAVIE	FL 33331
SZUTS,PAUL & SUEANN	14060 SW 24TH ST	DAVIE	FL 33325
TABARES,MARTHA G	14795 SW 24 ST	DAVIE	FL 33314
TABER,DOUGLAS	14250 SW 24 ST	DAVIE	FL 33325
TAVADIA,BEHRAM H & IWONA	2993 SW 141 TER	DAVIE	FL 33330
TENG,PETER & JANET	14443 JOCKEY CIR S	DAVIE	FL 33330
THOMAS,JOHN A & SHERLY	14090 SW 26 CT	DAVIE	FL 33330
THRALL,EDWARD A & JUANITA	2790 SW 139 AVE	DAVIE	FL 33330
TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL 33314
TREICHEL,JOEL E	14720 SW 24TH ST	DAVIE	FL 33325
TRESCHAN,CLAUDIA L 1/2 INT EA	2900 SW 148 AVE	DAVIE	FL 33331
TRIBUCE,LISA J	737 SOUTHPOINT DR	LEXINGTON	KY 40515
TWIN HORSE FARM LLC	13105 NW LEJEUNE ROAD	OPA LOCKA	FL 33054
VALLEJO,OLGA C	14440 JOCKEY CIR S	DAVIE	FL 33330
WEAVER,GEORGE E & LINDA B	14360 SW 29TH CT	DAVIE	FL 33330
WEIDNER,BERT J & RENEE L	2962 SW 141 TER	DAVIE	FL 33330
WIENER,HOWARD & MARTHA	14200 SW 24 ST	DAVIE	FL 33325
WOERNER,LANCE F &	14221 SW 30 CT	DAVIE	FL 33330
WOERNER,LANCE F & HELEN M	2801 SW 145TH AVE	DAVIE	FL 33330
WRIGHT,LISA ANN	14190 SW 24 ST	DAVIE	FL 33325
ZWANG,STEPHEN &	14050 SW 26 CT	DAVIE	FL 33330

NAME	ADDRESS_1	C_S_Z	C_S_Z	C_S_Z
Current Occupant	14000 SW 26 CT	DAVIE	FL	33330
Current Occupant	14000 SW 28 CT	DAVIE	FL	33330
Current Occupant	14011 SW 26 CT	DAVIE	FL	33330
Current Occupant	14050 SW 26 CT	DAVIE	FL	33330
Current Occupant	14050 SW 28 CT	DAVIE	FL	33330
Current Occupant	14051 SW 26 CT	DAVIE	FL	33330
Current Occupant	14051 SW 28 CT	DAVIE	FL	33330
Current Occupant	14059 SW 27 CT	DAVIE	FL	33330
Current Occupant	14060 SW 24 ST	DAVIE	FL	33325
Current Occupant	14060 SW 27 CT	DAVIE	FL	33330
Current Occupant	14090 SW 26 CT	DAVIE	FL	33330
Current Occupant	14090 SW 28 CT	DAVIE	FL	33330
Current Occupant	14091 SW 26 CT	DAVIE	FL	33330
Current Occupant	14091 SW 28 CT	DAVIE	FL	33330
Current Occupant	14100 SW 27 CT	DAVIE	FL	33330
Current Occupant	14100 SW 28 CT	DAVIE	FL	33330
Current Occupant	14101 SW 24 ST	DAVIE	FL	33325
Current Occupant	14101 SW 26 ST	DAVIE	FL	33325
Current Occupant	14101 SW 27 CT	DAVIE	FL	33330
Current Occupant	14101 SW 28 CT	DAVIE	FL	33330
Current Occupant	14120 SW 24 ST	DAVIE	FL	33325
Current Occupant	14150 SW 26 CT	DAVIE	FL	33330
Current Occupant	14151 SW 24 ST	DAVIE	FL	33325
Current Occupant	14151 SW 26 CT	DAVIE	FL	33330
Current Occupant	14151 SW 26 ST	DAVIE	FL	33325
Current Occupant	14161 SW 24 ST	DAVIE	FL	33325
Current Occupant	14190 SW 24 ST	DAVIE	FL	33325
Current Occupant	14196 SW 24 ST	DAVIE	FL	33325
Current Occupant	14200 SW 24 ST	DAVIE	FL	33325
Current Occupant	14200 SW 29 CT	DAVIE	FL	33330
Current Occupant	14201 SW 24 ST	DAVIE	FL	33325
Current Occupant	14201 SW 29 CT	DAVIE	FL	33330
Current Occupant	14203 SW 26 ST	DAVIE	FL	33325
Current Occupant	14209 SW 26 ST	DAVIE	FL	33325
Current Occupant	14214 SW 30 CT	DAVIE	FL	33330
Current Occupant	14220 SW 24 ST	DAVIE	FL	33325
Current Occupant	14220 SW 29 CT	DAVIE	FL	33330
Current Occupant	14241 SW 26 ST	DAVIE	FL	33325
Current Occupant	14243 JOCKEY CIR	DAVIE	FL	33330
Current Occupant	14250 SW 24 ST	DAVIE	FL	33325
Current Occupant	14251 SW 29 CT	DAVIE	FL	33330
Current Occupant	14283 JOCKEY CIRCLE SOUTH	DAVIE	FL	33330
Current Occupant	14291 SW 24 ST	DAVIE	FL	33325
Current Occupant	14300 SW 29 CT	DAVIE	FL	33330
Current Occupant	14300 SW 30 CT	DAVIE	FL	33330
Current Occupant	14301 SW 24 ST	DAVIE	FL	33325
Current Occupant	14301 SW 26 ST	DAVIE	FL	33325
Current Occupant	14301 SW 29 CT	DAVIE	FL	33330
Current Occupant	14301 SW 30 CT	DAVIE	FL	33330
Current Occupant	14320 SW 29 CT	DAVIE	FL	33330
Current Occupant	14327 SW 30 CT	DAVIE	FL	33330

Current Occupant	14350 SW 24 ST	DAVIE FL	33325
Current Occupant	14350 SW 30 CT	DAVIE FL	33330
Current Occupant	14351 SW 24 ST	DAVIE FL	33325
Current Occupant	14351 SW 26 ST	DAVIE FL	33325
Current Occupant	14351 SW 29 CT	DAVIE FL	33330
Current Occupant	14360 JOCKEY CIR	DAVIE FL	33330
Current Occupant	14360 SW 29 CT	DAVIE FL	33330
Current Occupant	14390 SW 24 ST	DAVIE FL	33325
Current Occupant	14391 SW 24 ST	DAVIE FL	33325
Current Occupant	14400 JOCKEY CIR	DAVIE FL	33330
Current Occupant	14400 SW 24 ST	DAVIE FL	33325
Current Occupant	14400 SW 29 CT	DAVIE FL	33330
Current Occupant	14401 SW 24 ST	DAVIE FL	33325
Current Occupant	14401 SW 29 CT	DAVIE FL	33330
Current Occupant	14401 SW 30 CT	DAVIE FL	33330
Current Occupant	14403 JOCKEY CIR	DAVIE FL	33330
Current Occupant	14410 JOCKEY CIR	DAVIE FL	33330
Current Occupant	14411 SW 26 ST	DAVIE FL	33325
Current Occupant	14419 SW 26 ST	DAVIE FL	33325
Current Occupant	14421 SW 24 ST	DAVIE FL	33325
Current Occupant	14421 SW 30 CT	DAVIE FL	33330
Current Occupant	14425 SW 26 ST	DAVIE FL	33325
Current Occupant	14430 SW 24 ST	DAVIE FL	33325
Current Occupant	14440 JOCKEY CIRCLE SOUTH	DAVIE FL	33330
Current Occupant	14443 JOCKEY CIR	DAVIE FL	33330
Current Occupant	14450 SW 24 ST	DAVIE FL	33325
Current Occupant	14451 SW 24 ST	DAVIE FL	33325
Current Occupant	14490 SW 24 ST	DAVIE FL	33325
Current Occupant	14491 SW 24 ST	DAVIE FL	33325
Current Occupant	14500 SW 24 ST	DAVIE FL	33325
Current Occupant	14505 SW 26 ST	DAVIE FL	33325
Current Occupant	14510 SW 24 ST	DAVIE FL	33325
Current Occupant	14511 SW 24 ST	DAVIE FL	33325
Current Occupant	14521 SW 24 ST	DAVIE FL	33325
Current Occupant	14525 SW 26 ST	DAVIE FL	33325
Current Occupant	14531 SW 24 ST	DAVIE FL	33325
Current Occupant	14535 SW 26 ST	DAVIE FL	33325
Current Occupant	14550 SW 24 ST	DAVIE FL	33325
Current Occupant	14550 SW 29 PL	DAVIE FL	33330
Current Occupant	14551 SW 24 ST	DAVIE FL	33325
Current Occupant	14551 SW 26 ST	DAVIE FL	33325
Current Occupant	14575 SW 26 ST	DAVIE FL	33325
Current Occupant	14590 SW 29 PL	DAVIE FL	33330
Current Occupant	14593 SW 29 PL	DAVIE FL	33330
Current Occupant	14600 SW 24 ST	DAVIE FL	33325
Current Occupant	14601 SW 26 ST	DAVIE FL	33325
Current Occupant	14620 SW 24 ST	DAVIE FL	33325
Current Occupant	14621 SW 24 ST	DAVIE FL	33325
Current Occupant	14630 SW 24 ST	DAVIE FL	33325
Current Occupant	14641 SW 24 ST	DAVIE FL	33325
Current Occupant	14650 SW 29 PL	DAVIE FL	33330
Current Occupant	14661 SW 24 ST	DAVIE FL	33325

Current Occupant	14670 SW 29 PL	DAVIE FL	33330
Current Occupant	14680 SW 29 PL	DAVIE FL	33330
Current Occupant	14693 SW 29 PL	DAVIE FL	33330
Current Occupant	14700 SW 24 ST	DAVIE FL	33325
Current Occupant	14700 SW 29 PL	DAVIE FL	33330
Current Occupant	14701 SW 24 ST	DAVIE FL	33325
Current Occupant	14701 SW 26 ST	DAVIE FL	33325
Current Occupant	14720 SW 24 ST	DAVIE FL	33325
Current Occupant	14721 SW 24 ST	DAVIE FL	33325
Current Occupant	14740 SW 24 ST	DAVIE FL	33325
Current Occupant	14771 SW 26 ST	DAVIE FL	33325
Current Occupant	14781 SW 26 ST	DAVIE FL	33325
Current Occupant	14790 SW 24 ST	DAVIE FL	33325
Current Occupant	14795 SW 24 ST	DAVIE FL	33325
Current Occupant	14801 SW 27 ST	DAVIE FL	33331
Current Occupant	14801 SW 31 CT	DAVIE FL	33331
Current Occupant	14820 SW 27 ST	DAVIE FL	33331
Current Occupant	14841 SW 31 CT	DAVIE FL	33331
Current Occupant	14875 SW 27 ST	DAVIE FL	33331
Current Occupant	14881 SW 31 CT	DAVIE FL	33331
Current Occupant	14900 SW 27 ST	DAVIE FL	33331
Current Occupant	14901 SW 27 ST	DAVIE FL	33331
Current Occupant	14951 SW 27 ST	DAVIE FL	33331
Current Occupant	14971 SW 27 ST	DAVIE FL	33331
Current Occupant	15000 SW 27 ST	DAVIE FL	33331
Current Occupant	15051 SW 27 ST	DAVIE FL	33331
Current Occupant	2600 STEEPLECHASE RD	DAVIE FL	33330
Current Occupant	2601 STEEPLECHASE RD	DAVIE FL	33330
Current Occupant	2601 SW 141 TER	DAVIE FL	33330
Current Occupant	2601 SW 142 TER	DAVIE FL	33330
Current Occupant	2650 STEEPLECHASE RD	DAVIE FL	33330
Current Occupant	2651 SW 141 TER	DAVIE FL	33330
Current Occupant	2651 SW 148 AVE	DAVIE FL	33331
Current Occupant	2691 SW 141 TER	DAVIE FL	33330
Current Occupant	2701 SW 141 TER	DAVIE FL	33330
Current Occupant	2751 SW 141 TER	DAVIE FL	33330
Current Occupant	2791 SW 140 TER	DAVIE FL	33330
Current Occupant	2800 SW 148 AVE	DAVIE FL	33330
Current Occupant	2801 SW 140 TER	DAVIE FL	33330
Current Occupant	2801 SW 141 TER	DAVIE FL	33330
Current Occupant	2801 SW 145 AVE	DAVIE FL	33330
Current Occupant	2801 SW 148 AVE	DAVIE FL	33331
Current Occupant	2851 SW 141 TER	DAVIE FL	33330
Current Occupant	2891 SW 141 TER	DAVIE FL	33330
Current Occupant	2900 SW 148 AVE	DAVIE FL	33330
Current Occupant	2901 SW 144 TER	DAVIE FL	33330
Current Occupant	2909 SW 144 TER	DAVIE FL	33330
Current Occupant	2919 SW 144 TER	DAVIE FL	33330
Current Occupant	2931 SW 139 TER	DAVIE FL	33330
Current Occupant	2932 SW 141 TER	DAVIE FL	33330
Current Occupant	2933 SW 141 TER	DAVIE FL	33330
Current Occupant	2940 SW 148 AVE	DAVIE FL	33330

Current Occupant	2962 SW 141 TER	DAVIE FL	33330
Current Occupant	2963 SW 141 TER	DAVIE FL	33330
Current Occupant	2979 SW 144 TER	DAVIE FL	33330
Current Occupant	2992 SW 141 TER	DAVIE FL	33330
Current Occupant	2993 SW 141 TER	DAVIE FL	33330
Current Occupant	3001 SW 142 AVE	DAVIE FL	33330
Current Occupant	3022 SW 141 TER	DAVIE FL	33330
Current Occupant	3023 SW 141 TER	DAVIE FL	33330
Current Occupant	3052 SW 141 TER	DAVIE FL	33330
Current Occupant	3053 SW 141 TER	DAVIE FL	33330
Current Occupant	3083 SW 141 TER	DAVIE FL	33330
Current Occupant	3100 SW 148 AVE	DAVIE FL	33330
Current Occupant	3113 SW 141 TER	DAVIE FL	33330
Current Occupant	3195 SW 142 AVE	DAVIE FL	33330

EXHIBIT "B"

SIGN IN SHEET PUBLIC PARTICIPATION MEETING I

SIGN IN SHET
PUBLIC PARTICIPATION MEETING I

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
John Voigt, Attorney for Applicant	1177 Southwest 3 rd Avenue Fort Lauderdale, Fl. 33316	954-762-3400
Don Lederman, Sales Manager S.H. Communities	12895 S.W. 132nd Street Suite 200 Miami, Florida 33186	305-971-0102
Kelli Shapiro, Sales Associate S.H. Communities	12895 S.W. 132nd Street Suite 200 Miami, Florida 33186	305-971-0102
Nanette Plescia, Corporate Vice President S.H. Communities	12895 S.W. 132nd Street Suite 200 Miami, Florida 33186	305-971-0102
Carlos J. Ballbe, P.E., LEED [®] A.P. Development Consulting Group, Inc.	12855 S.W. 132 nd Street Suite 206 Miami, Florida 33186	305-253-1970
Karen Kane	no information provided	
Lloyd Phillips	14220 S.W. 29 th Court Davie, Florida	954-370-3500
Jeff Eichel Donna	14400 Jockey Circle South Davie, Florida	954-476-1252
Erin Hermey	14220 S.W. 29 th Court Davie, Florida	954-370-3500
Gloria Alvarez	14360 Jockey Circle South Davie, Florida	
Luis J. Mei	14360 Jockey Circle South Davie, Florida	
Nicholas Dickson	14403 Jockey Circle South Davie, Florida	

MONDAY, JAN 25, 2010

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I.

(Date)

	NAME	ADDRESS	PHONE
Phillips	John Voigt	Atty for Applicant	
	Don Lederman	Sales Manager	
	Kelli Shapiro	sales associate	
	Karen Kane		
	Lloyd Phillips	14220 SW 29 Ct	954-370-3500
	Jeff Eichel	14400 Jockey Cir South	954-421-1111
	Erin Woney	14220 SW 29th ct Davie	
	Gloria Alvarez	14360 Jockey Cir South.	
	Carlos J. Ballbé	12955 S.W. 132nd Ave	
	Nanette Pesca	Miami, FL 33186	
		1870 NW 94th Avenue	
		Plantation, FL 33332	
	14360 Jockey Cir South		
	Nicholas Delosou	14403 Jockey Cir South	

EXHIBIT "C"

SUMMARY OF DISCUSSION AT PUBLIC PARTICIPATION MEETING I

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I

To the best of our knowledge, the following is a summary of the key issues discussed at the meeting:

Donna:

- Really concerned about the existing crime, she spends lots of time alone because her husband travels and she has had to call 911 more than 10 times due to crime, vandalism, robberies. Her house got broken in several times.
- She believes that the only way to keep the crime away from the neighborhood by installing gates, so she can keep walking around the neighborhood enjoy the features without worrying about being safe.
- Mailboxes are being broke all the times and they are very expensive to replace.

Nicholas:

- Lived in Pembroke Pines where his house was robbed twice. He has two young girls and is very worried about security in the neighborhood.
- He is neighbor friendly and believes that installing gates will not preclude him from socializing with residents from adjacent neighborhoods.
- Teenagers are trespassing with golf carts, beers, music and setting up parties on vacant lots adjacent to the lake. Installing gates will deter trespassing.
- Saw a 12 year old come into the neighborhood with a golf cart and go swimming at the entrance fountain.

Lloyd Phillips:

- Concern about property values dropping in his neighborhood because gated communities are perceived as safer as opposed to un-gated communities.
- Installing gates in Woodbridge will not improve safety of other neighborhoods.
- Installing gates will confirm that vandalism and robberies exists in the area.
- He has installed a fence and gate around his house to protect himself from existing crime.
- Understands that there is crime and vandalism in the neighborhood but accepts it as part of being a resident of Davie.
- Opposes the installation of gates.
- Complaint that the Town of Davie Police Departments is not doing a good at patrolling the area and that most vandalism is being done by neighborhood teenagers.

General Comments:

- Many neighborhoods in Davie have gates and are secure; why could not be the same at Woodbridge.
- There is a huge amount of vandalism in the neighborhood and is impossible for the police to control. Also, calling the police every time there is a problem is overwhelming.

EXHIBIT "D"

SIGN IN SHEET PUBLIC PARTICIPATION MEETING II

SIGN IN SHET
PUBLIC PARTICIPATION MEETING II

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
John Voigt, Attorney for Applicant	1177 Southwest 3 rd Avenue Fort Lauderdale, Fl. 33316	954-762-3400
Don Lederman, Sales Manager S.H. Communities	12895 S.W. 132nd Street Suite 200 Miami, Florida 33186	305-971-0102
Kelli Shapiro, Sales Associate S.H. Communities	12895 S.W. 132nd Street Suite 200 Miami, Florida 33186	305-971-0102
Alberto Herrera, P.E., LEED® A.P. Development Consulting Group, Inc.	12855 S.W. 132 nd Street Suite 206 Miami, Florida 33186	305-253-1970
Gloria Alvarez	14360 Jockey Circle South Davie, Florida	
Luis J. Mei	14360 Jockey Circle South Davie, Florida	
Nicholas Dickson	14403 Jockey Circle South Davie, Florida	

TUESDAY, JAN. 26, 2010

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date)

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
John Vogt	Atty for Applicant	
Kelli Shapiro	Sales Associate for SH	
Don Kederman	Sales Manager / SH	
Alberto Herrera	Civil Engineer for SH	
Gloria Alvarez	14360 Jockey Cir South	
Nicholas Dickson	14403 Jockey Cir S.	
Luis J. Mer	14360 Jockey Cir South	

EXHIBIT "E"

SUMMARY OF DISCUSSION AT PUBLIC PARTICIPATION MEETING II

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II

To the best of our knowledge, the following is a summary of the key issues discussed at the meeting:

NO COMMENTS

EXHIBIT "F"

ADDITIONAL COMMENTS

ADDITIONAL COMMENTS

In addition to those who attended the meetings, there were two residents who contacted the development team with comments, although they did not attend either meeting. First, Property Appraiser Lori Parrish contacted Bill Laystrom as attorney for the applicant and indicated that she would not be opposing the project. Next, her husband, The Honorable Judge Geoffrey Cohen, contacted John Voigt, and likewise indicated he would not be opposing the project. He did indicate, however, that he felt that the lighting is an issue. He and Lori live immediately east of the entranceway to the project across S.W. 142nd Avenue, east of the canal. Exiting the property, their property would be across the street and slightly to the right, or the south.

Judge Cohen advised that the current lighting illuminates their backyard and the smaller house in the backyard. He said he would like to see the current lighting toned down and was concerned that the construction of a guardhouse and guard gate would require additional lighting in the future. He asked that the future lighting be of a low profile variety, and that the developer be mindful of spillover into the neighbor's backyards.

"Subsequent to the two public participation meetings, John Voigt received a phone call from a resident of the neighborhood who indicated he had been out of town and unable to attend the meetings, but wanted to provide his comments. He declined to identify himself, but stated that he resides on S.W. 26th Street on the north side of the road, east of S.W. 142nd Avenue. He indicated that he has a gate across his driveway to keep people out and felt that the residents of Woodbridge Ranches should be able to do the same. He felt that since it was private property, that they should be allowed to have a gate and to determine who they wanted to allow into the development. The resident indicated he was aware of acts of vandalism that had occurred in Woodbridge Ranches, and he felt that some of his neighbors were responsible for those acts of vandalism. He felt that by blocking access that these incidents would cease."



EXHIBIT "G"

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

**SUMMARY OF
PUBLIC PARTICIPATION MEETING**

January 27, 2010

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: **Citizen Participation Plan for Woodbridge Ranches**
Project Number: **SPM 12-5-09/10-42**

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Doumar, Allsworth, Laystrom, Voigt, Wachs, Mac Iver & Adair, LLP, advertised and notified all the property owners surrounding the subject properties within 1,000 feet to invite them to two (2) Public Participation Meetings, located at the New Home Welcome Center just inside the development at 14243 Jockey Circle South, Davie, Florida 33330. The first meeting was held on Monday, January 25, 2010 at 7:00 p.m., and the second meeting was held on Tuesday, January 26, 2010 at 7:00 p.m.

To the best of our knowledge, the following is a summary of the key issues brought up by Town of Davie property owners:

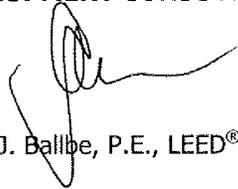
- Large amount of vandalism and robberies currently being experienced by the homeowners.
- Property owners are concerned about being able to enjoy the neighborhood amenities and being safe at night.
- Providing gates will allow neighbors to freely communicate and socialize without having to deal with frequent vandalism and with teenager parties.
- One town resident expressed concern about the perception that the all of the adjacent neighborhoods are not safe and that his property value would decrease as a result of living in a non-gated community.

We, Doumar, Allsworth, Laystrom, Voigt, Wachs, Mac Iver & Adair, LLP, Southern Home of Davie, LLC and Development Consulting Group, Inc., hope the above information fulfilled the requirements of Public Participation Ordinance concerning this Site Plan Modification Application process.

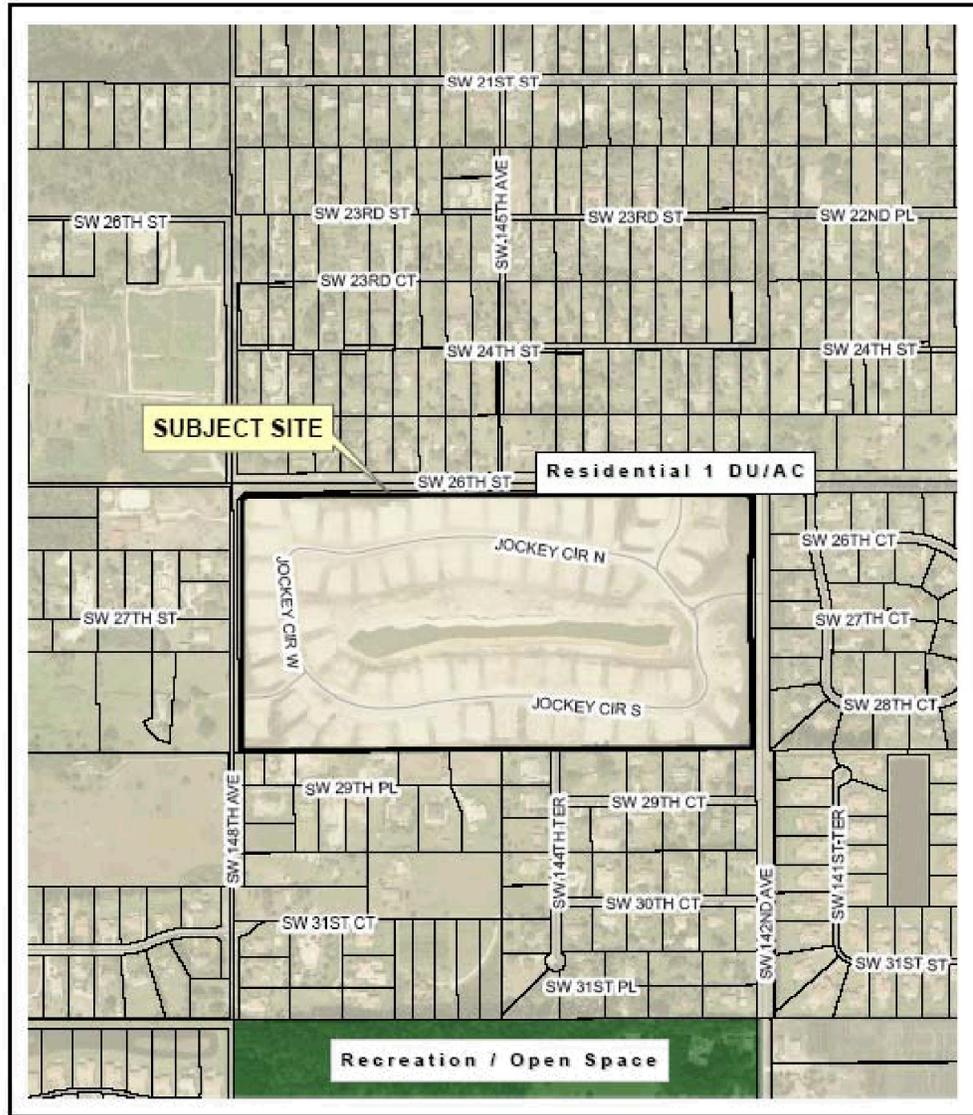
If you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

DEVELOPMENT CONSULTING GROUP, INC.

A handwritten signature in black ink, appearing to read 'Carlos J. Ballbe', written over a faint circular stamp.

Carlos J. Ballbe, P.E., LEED® A.P.



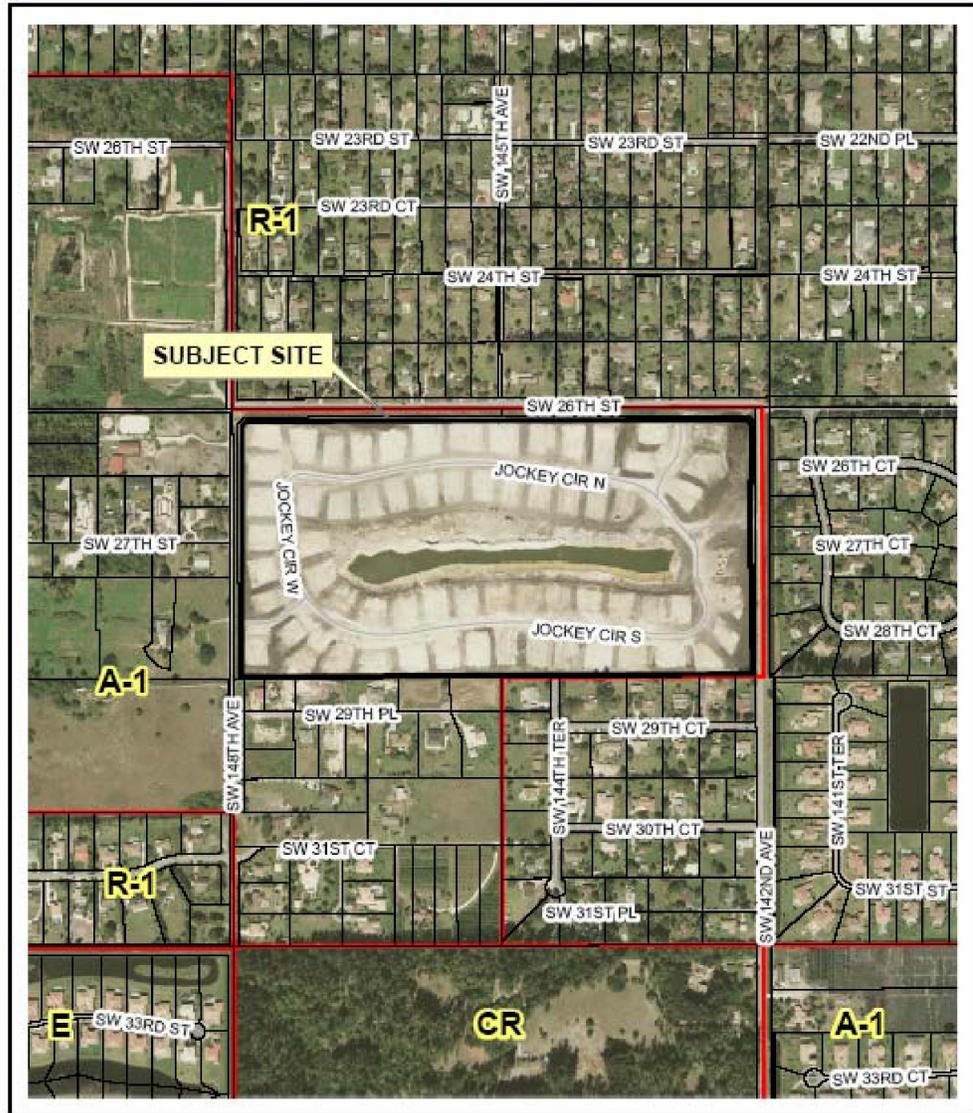
Date Flown:
12/2004



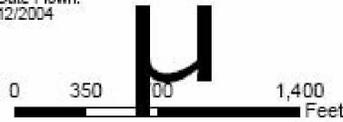
Prepared by the Town of Davie GIS Division

Future Land Use Map

Prepared by: ID
Date Prepared: 12/18/06



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 12/18/06